



CARYL COMMUNICATIONS INC.

NEWS RELEASE

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KUSHNER COMPANIES LAUNCHES MAJOR RENOVATION AT MILITARY PARK BUILDING: NEWARK'S MOST DISTINGUISHED CORPORATE LANDMARK WILL SHINE

A historic corporate landmark in Newark, New Jersey, will capture the spotlight this summer as a \$5 million capital improvement program revitalizes The Military Park Building, 60 Park Place in Newark, New Jersey. Kushner Companies of Florham Park, New Jersey, has begun renovations to reposition the 222,000-square-foot office tower, bringing it once again to its original status and enhancing its place in the Newark skyline, with new exterior lighting planned to accent the changes.

Located in the heart of Newark's central business district with commanding views of the surrounding city and New York skyline, The Military Park Building overlooks Military Park, near the city's courts and law schools. For many years, the building housed various federal government agencies, PSE&G and numerous law practices. Kushner Companies became operating partner in the fall of 2000 through a joint venture partnership with Manhattan-based Blackacre Capital Management, LLC.

The building was originally constructed in 1925, and for years it housed various federal government agencies, PSE&G and numerous law practices. The current

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renovation project represents the first major retrofit in the property's 76-year history.

IMPROVEMENTS FOCUS ON AESTHETICS AND BUILDING INFRASTRUCTURE

The improvements include extensive mechanical upgrades, featuring a 6,000-amp enhancement of the building's electrical service, which will double its current capacity. Kushner Companies will also add a state-of-the-art, dual-fired, modular boiler heating system and a condenser water loop system for independent cooling units in each tenant area, and will renovate all fire suppression systems, incorporating digital fire protection signaling, as well as new smoke control and advance fire safety equipment. In addition, tenants will benefit from renovated common areas and restrooms throughout the building.

Exterior renovation work will include a new front entranceway façade and extensive exterior restoration. Kushner Companies is also replacing all the windows throughout the 21-story building. To showcase the structure, the company will introduce prominent exterior lighting.

"The refurbishment will allow The Military Park Building to reach its full potential," said Richard Stadtmauer, managing director of Kushner Companies. "Newark's rebirth has made it one of the region's most attractive places to do business, and the Military Park Building occupies a prime location within this burgeoning city. By bringing the property's infrastructure up to today's Class A standards, we will be well positioned to serve our tenant roster's current and future needs."

Kushner Companies expects to complete the renovation work in late fall 2001.

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Even before the project's launch, an aggressive marketing program had resulted in significantly stepped-up leasing activity there, which is expected to accelerate after the completion of the renovation, according to Roger Steinhardt, director of commercial leasing for Kushner Companies.

"The building's location is unbeatable – just one block from the renowned New Jersey Performing Arts Center, within walking distance to Penn Station, adjacent to abundant parking and an easy drive to Newark Airport," he said. "This has attracted a strong mix of professional and retail tenants, including Arthur's Downtown at Newark restaurant, IDAMAR Enterprises, the New Jersey Institute for Social Justice and Phoenix Waste Services Company, all of which have moved in since we took over operations."

The new tenants join Compensation Rating and Inspection Bureau, Hunt Hamlin & Ridley, Hudson City Savings Bank, Levy, Ehrlich & Petriello and CTS Architecture Group. All tenants at The Military Park Building enjoy immediate access to ample municipal parking across the street at the Military Park Garage, on-site property management and a 24-hour attended lobby. # # #

Kushner Companies currently owns and manages more than 20,000 apartment units. The company also manages more than three million square feet of office, industrial and retail space, with ownership interests in more than six million square feet of commercial property. Properties are located in New Jersey, New York, Connecticut, Pennsylvania, Maryland, Delaware, Boston and Florida.

The firm, which has been recognized consistently for both its professional and civic activities, has nearly 50 years of development experience, with in-house capabilities to handle all real estate activities. This includes site selection, planning, development and acquisitions, as well as construction, financing, insurance, leasing, sales, marketing and ongoing property management. Kushner Companies also has affiliated businesses involved in banking, insurance, real estate brokerage and technology.